

立法會
Legislative Council

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the Administration)

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Panel on Development and Panel on Home Affairs

**Joint Subcommittee to Monitor the Implementation of
the West Kowloon Cultural District Project**

**Minutes of meeting held on
Monday, 14 January 2019, at 4:30 pm
in Conference Room 2B of the Legislative Council Complex**

- Members present** : Hon Jeffrey LAM Kin-fung, GBS, JP (Chairman)
Hon Jimmy NG Wing-ka, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Claudia MO
Hon Frankie YICK Chi-ming, SBS, JP
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Dr Hon Helena WONG Pik-wan
Hon CHU Hoi-dick
Hon Holden CHOW Ho-ding
Hon KWONG Chun-yu
Hon Tony TSE Wai-chuen, BBS
- Members absent** : Hon Steven HO Chun-yin, BBS
Dr Hon Junius HO Kwan-yiu, JP
Hon Tanya CHAN
Hon Vincent CHENG Wing-shun, MH

**Public officers
attending**

: Agenda item I

Mrs Cherry TSE LING Kit-ching, JP
Permanent Secretary for Home Affairs

Mrs Angelina CHEUNG FUNG Wing-ping, JP
Deputy Secretary for Home Affairs (2)

Mr Eric CHENG Siu-fun
Principal Assistant Secretary for Home Affairs
(West Kowloon Cultural District)

Agenda item II

Mrs Cherry TSE LING Kit-ching, JP
Permanent Secretary for Home Affairs

Ms YING Fun-fong, JP
Project Manager (Home Affairs Bureau)

Ms Alice PANG, JP
Project Manager (South)
Civil Engineering and Development Department

Mr Edmund CHAN Ping-wa
Chief Engineer/South 2
Civil Engineering and Development Department

**Attendance by
invitation**

: Agenda item I

Mr Duncan PESCOD, GBS, JP
Chief Executive Officer
West Kowloon Cultural District Authority

Ms Suhanya RAFFEL
Museum Director, M+
West Kowloon Cultural District Authority

Mr Louis YU
Executive Director, Performing Arts
West Kowloon Cultural District Authority

Ms Alison FRIEDMAN
Artistic Director, Performing Arts
West Kowloon Cultural District Authority

Ms Judy KWAN
General Manager, Communications and Public Affairs
West Kowloon Cultural District Authority

Agenda item II

Mr Duncan PESCOD, GBS, JP
Chief Executive Officer
West Kowloon Cultural District Authority

Mr Jeremy STOWE
Chief Projects Officer
West Kowloon Cultural District Authority

Mr NG Ying-chuen
General Manager, Engineering Services
West Kowloon Cultural District Authority

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

Staff in attendance : Mr Raymond CHOW
Senior Council Secretary (1)10

Ms Christina SHIU
Legislative Assistant (1)2

Action

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- I Cultural software development for the West Kowloon Cultural District**
(LC Paper No. CB(1)418/18-19(01) — West Kowloon Cultural District Authority's paper on cultural software development for the West Kowloon Cultural District
LC Paper No. CB(1)418/18-19(02) — Paper on the development of cultural software for the West Kowloon Cultural

District project prepared by the Legislative Council Secretariat (Updated background brief))

The Joint Subcommittee deliberated (index of proceedings attached at **Annex**).

II Update on the development of Zone 2 of the West Kowloon Cultural District

(LC Paper No. CB(1)418/18-19(03) — Administration's paper on update on the development of Zone 2 of the West Kowloon Cultural District

LC Paper No. CB(1)418/18-19(04) — Paper on the implementation of the integrated basement for the West Kowloon Cultural District prepared by the Legislative Council Secretariat (Updated background brief))

2. The Chairman reminded members that in accordance with Rule 83A of Rules of Procedure of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

3. The Joint Subcommittee deliberated (index of proceedings attached at **Annex**).

4. The Administration was requested to provide the following information:

- (a) in the funding proposal to be submitted to the Public Works Subcommittee ("PWSC"), (i) a detailed breakdown of the estimated cost (i.e. about \$17.5 billion in money-of-the-day prices) of the proposed remaining works of the Integrated Basement ("IB") for the West Kowloon Cultural District ("WKCD"), including, among others, the consultants' fees and in-house management cost of the West Kowloon Cultural District Authority ("WKCDA"); and (ii) a table setting out the

major scope of works, site area, latest works progress and construction costs approved so far of the respective stages of works of IB for WKCD; and

- (b) the role and responsibilities of the relevant government bureaux/departments and WKCDA in monitoring the relevant works of IB for WKCD.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)782/18-19(01) on 26 March 2019.)

5. Concluding the discussion, the Chairman said that members were in support of the Administration's submission of this funding proposal to PWSC for consideration.

III Any other business

Date of the next meeting and items for discussion

6. Members agreed that the next meeting would be scheduled for Friday, 22 March 2019, from 8:30 am to 10:30 am to discuss the following items proposed by the Administration:

- (a) Update on the development of the Art Park and Freespace; and
- (b) Integration and connectivity of WKCD with its neighbouring district.

(Post-meeting note: Members were informed vide LC Paper No. CB(1)703/18-19 issued on 12 March 2019 that at the request of the Administration and with the concurrence of the Chairman, the next meeting of the Joint Subcommittee originally scheduled for 22 March 2019 was rescheduled to Monday, 1 April 2019, from 8:30 am to 10:30 am, to avoid clashing with an additional meeting of the Establishment Subcommittee scheduled for the same time slot.)

7. There being no other business, the meeting ended at 6:43 pm.

Panel on Development and Panel on Home Affairs

**Proceedings of meeting of the Joint Subcommittee to Monitor
the Implementation of the West Kowloon Cultural District Project
held on Monday, 14 January 2019, at 4:30 pm
in Conference Room 2B of the Legislative Council Complex**

Time marker	Speaker(s)	Subject(s)/Discussion	Action required
Agenda Item I – Cultural software development for the West Kowloon Cultural District			
000353-002944	Chairman Administration West Kowloon Cultural District Authority ("WKCDA")	Briefing by the Administration and powerpoint presentation by WKCDA [LC Paper Nos. CB(1)418/18-19(01) and CB(1)460/18-19(01)]	
002945-003400	Chairman Ms Claudia MO WKCDA	<p>Ms MO considered it unnecessary for the Artistic Director, Performing Arts of WKCDA to speak in Putonghua instead of in English or Cantonese when giving her presentation. She then enquired about:</p> <p>(a) whether WKCDA was overly strict in vetting applications for Street Performance Permits ("SP Permits") hence only about 300 SP Permits had been issued since end-2017; and</p> <p>(b) whether WKCDA would encourage those street performers now crowding at the Central Ferry Piers to apply for SP Permits and move to the West Kowloon Cultural District ("WKCD") to stage their performances.</p> <p>WKCDA replied that the Authority had not restricted the number of SP Permits to be issued. The registration requirements were meant for ensuring safety and cooperation and mutual respect in the sharing of public space.</p> <p>The Chairman stated that Hong Kong was a biliterate and trilingual society. He advised that attendees of meetings of the Legislative Council ("LegCo") and its committees might speak in either Cantonese, Putonghua or English, and simultaneous interpretation services were available.</p>	
003401-003830	Chairman Mr Tony TSE WKCDA	Mr TSE agreed with the Chairman that in an embracing and trilingual society like Hong Kong, the use of either Cantonese, Putonghua or English should be welcomed. He appreciated WKCDA's efforts in promoting the diversified development of different art forms, and called on the Administration	

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		<p>and WKCD to enhance the arts and cultural elements in the software and hardware developments for WKCD. Mr TSE also suggested engaging local young talents in designing WKCD facilities, such as for the Art Park.</p> <p>WKCD took note of Mr TSE's views, and advised that the Authority had invited local architects and designers to participate in a design competition for the Temporary Pavilion in the Nursery Park and construction of the winning design would be completed in February 2019.</p>	
003831-004914	Chairman Mr MA Fung-kwok Administration WKCD	<p>Mr MA disagreed with a member's earlier remark about the use of Putonghua by a WKCD representative. He then asked in Putonghua about:</p> <p>(a) how WKCD would use the sizeable resources invested in the WKCD project to achieve the arts and cultural vision for Hong Kong, as well as the key performance indicators ("KPIs") set to check against the performance in this respect; and</p> <p>(b) the division of work and coordination among WKCD and other key players in the arts and cultural sector, including the Leisure and Cultural Services Department ("LCSD"), the Hong Kong Arts Development Council ("HKADC") and the Hong Kong Academy for Performing Arts ("HKAPA").</p> <p>WKCD advised that:</p> <p>(a) to achieve the vision of transforming Hong Kong into an arts and cultural hub regionally and internationally, the Authority had progressively taken forward the development of the world-class facilities within the district, and at the same time committed to strengthening the necessary cultural software development including by nurturing local young artists; and</p> <p>(b) the Authority had formulated a set of KPIs to evaluate its performance and reported the KPI results to the WKCD Board annually. The KPI would be reviewed when WKCD moved from the planning phase to operation phase.</p>	

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		<p>The Administration indicated that:</p> <ul style="list-style-type: none"> (a) WKCD was being developed into an integrated arts and cultural district to add vitality to the city, promote cultural diversity and enhance the international appeal of Hong Kong; and (b) the Government's initiatives to promote local arts and cultural development included the provision of various performance venues operated by LCSD, subvention to art groups, such as HKADC and HKAPA, injection to arts development funds (e.g. the Cantonese Opera Development Fund), and different forms of support to arts groups, budding artists, etc. 	
004915-005815	Chairman Dr Helena WONG WKCDA	<p>Dr WONG enquired about:</p> <ul style="list-style-type: none"> (a) whether WKCDA would allocate more resources for reaching out to the community more extensively, such as organizing more outreach programmes like the <i>M+ Rover: Travelling Creative Studio</i> for schools, the grassroots and those living in remote areas, etc., and providing training programmes for art teachers; (b) why the participation rates of some engagement programmes were on the low side (e.g. the <i>M+ Summer Camp</i> had only attracted about 100 students each year over the past four summers); (c) details about the <i>M+ Screenings</i> series, including the venues for screenings and the admission fees, and whether WKCDA would enhance publicity on the screenings; and (d) the recruitment criteria of and training provided for docents under the docent programme. <p>The Chairman urged WKCDA to deliver more engagement programmes at the district level as well as for schools and different groups of people, and seek funding support from the Finance Committee ("FC") if necessary.</p> <p>WKCDA undertook to strengthen publicity on its programmes and responded that:</p> <ul style="list-style-type: none"> (a) the Authority organized various engagement 	

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		<p>programmes targeted at different groups, including inviting disabled groups to participate in <i>Freespace Happening</i>, partnering with the Hong Kong Federation of Youth Groups in youth engagement activities, and providing training programmes for art teachers in pre-schools, primary and secondary schools. At district level, WKCDA organized an engagement programme with the District Councils ("DCs"), with about three to four DCs taking part in the programme every year;</p> <p>(b) <i>M+ Rover: Travelling Creative Studio</i> was an outreach programme for schools, public housing estates and community centres. The <i>M+ Screening</i> series was a ticketed film showing programme organized in collaboration with the Broadway Cinematheque in Yau Ma Tei; and</p> <p>(c) the docents would receive an intensive docent training conducted by the in-house curatorial team and attend the <i>Open Up: Museum Learning in the 21st Century</i> talk series for free where speakers around the world were invited to give talks on museum training.</p>	
005816-010324	Chairman Mr Holden CHOW WKCDA	<p>Mr CHOW stressed that the use of Putonghua by any attendees of meetings of LegCo and its committees should be welcomed and respected. He then asked:</p> <p>(a) whether WKCDA would explore the opportunities of inviting overseas filmmakers to conduct location filming in Hong Kong and featuring WKCD as an arts and cultural hub in their films; and</p> <p>(b) apart from the docent volunteers, whether WKCDA had employed salaried staff to provide docent services.</p> <p>WKCDA advised that:</p> <p>(a) WKCD had been mentioned in some literary works and films; and</p> <p>(b) the docent volunteers received dedicated training from the in-house curatorial team and worked closely with the visitor services team and the security team of WKCDA to provide docent services.</p>	

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010325-011029	Chairman Administration WKCD	<p>The Chairman called on WKCD to expand its outreach programmes. He suggested providing more programmes for tertiary students, in particular those majoring in arts studies, with a view to leveraging on their alumni/family networks to foster audience building for WKCD. Moreover, financial and other forms of support should be provided to encourage artistic creation in the community.</p> <p>WKCD responded that:</p> <ul style="list-style-type: none"> (a) the Authority had been collaborating with local/overseas universities and alumni groups, including signing a Memorandum of Understanding with HKAPA in 2018; (b) while the Authority was currently putting more focus on the Xiqu Centre and the Freespace soon to be opened this year, it would arrange more and different forms of on-site engagement programmes in tandem with the gradual commissioning of more WKCD facilities. <p>The Administration indicated that:</p> <ul style="list-style-type: none"> (a) the Home Affairs Bureau ("HAB") had joined hands with the Education Bureau to promote arts in schools and tertiary institutions. For example, arts education was one of the eight Key Learning Areas of the school curriculum at the stage of basic education; under the new senior secondary curriculum, students could choose arts education as elective subjects; and various arts activities (e.g. the School Culture Day Scheme) were held at schools under the School Arts Education Schemes; and (b) LCSD had rolled out the Community Cultural Ambassador Scheme to support arts groups to stage performances in the community, and also other different schemes to foster collaboration between arts groups and schools. 	
011030-011607	Chairman Dr Helena WONG Administration WKCD	<p>Dr WONG opined that WKCD should hold more events within WKCD to attract more visitors, and suggested making better use of the Great Lawn of the Art Park for holding events in daytime and film shows at night time during weekends.</p> <p>The Administration and WKCD advised that:</p>	

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		<p>(a) with the progressive commissioning of the WKCD facilities, many programmes were being hosted in different venues both indoor and outdoor throughout the year; and</p> <p>(b) <i>Freespace Happening</i> was being held at the Great Lawn of the Art Park every second weekend of each month in winter, yet not in summer as the weather was too hot and humid. It was also necessary to make available adequate time slots for hiring of the Art Park by outside bodies.</p>	
011608-012140	Chairman Mr MA Fung-kwok Administration WKCD	<p>Mr MA followed up on his earlier enquiries and sought further elaborations on:</p> <p>(a) how WKCD would realize the arts and cultural vision for Hong Kong and evaluate its achievements against the KPIs set; and</p> <p>(b) how WKCD would differentiate its role and positioning from other existing key players like LCSD in taking the arts and cultural development in Hong Kong to a new level.</p> <p>WKCD responded that the Authority had drawn up a set of KPIs, and had reported the KPI results to the WKCD Board on an annual basis and other relevant committees under WKCD as appropriate. The set of KPIs focused currently on the delivery of the WKCD project, and would be refined to cover evaluation scopes like audience number and programme arrangements following the shift of the focus from project development to operation. WKCD had already started to conduct audience surveys to collect data for evaluation.</p> <p>The Administration indicated that:</p> <p>(a) there was differentiation of roles and positioning between the Government and WKCD in arts and cultural development. The Government would continue working closely with WKCD to take relevant initiatives forward; and</p> <p>(b) while WKCD placed more emphasis on artistic merits with a view to staging world-class performances at WKCD venues, the Government was committed to providing affordable cultural</p>	

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		services for the wider community. For example, the Xiqu Centre would feature more top-notch xiqu performances, whilst LCSD's venues (including the Yau Ma Tei Theatre, the Ko Shan Theatre and town halls in various districts) could serve to provide performance opportunities for budding performing groups and a wide range of troupes, including non-profit organizations, which would enjoy concessionary hiring rates.	
Agenda Item II – Update on the development of Zone 2 of the West Kowloon Cultural District			
012141-013456	Chairman Administration WKCDA	Briefing and powerpoint presentation by the Administration and WKCDA on an update on the development of Zone 2 of WKCD and the proposal to upgrade 763CL entitled "Integrated Basement for West Kowloon Cultural District – remaining works" to Category A at an estimated cost of about \$17.5 billion in money-of-the-day ("MOD") prices to carry out the remaining works of the integrated basement ("IB") for WKCD in Zone 2A and Zone 2BC (collectively referred to as "IBZ2") [LC Paper Nos. CB(1)418/18-19(03) and CB(1)460/18-19(02)]	
013457-013946	Chairman Ms Claudia MO Administration	<p>Ms MO enquired about:</p> <ul style="list-style-type: none"> (a) based on the rough cost estimate of \$23 billion for the whole IB project provided by the Administration in 2014, the cost of the proposed remaining works should be \$17 billion after deducting the cost of the earlier stages of works totalling about \$6 billion, yet, why the current cost estimate of the proposed remaining works (i.e. about \$17.5 billion) was higher; and (b) details of the cost estimate, including the respective amounts of consultants' fees and remuneration of resident site staff ("RSS"); and (c) the uses of the contingency provision of \$1.6 billion, and whether the proportion of contingency provision was on a high side comparing with other public works projects. <p>The Administration explained that:</p> <ul style="list-style-type: none"> (a) the cost estimate for IBZ2 was necessarily updated based on the latest design and the general building plans recently approved by the Buildings Department; 	

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		<p>(b) detailed cost breakdown would be set out in the funding proposal to be submitted to the Public Works Subcommittee ("PWSC"); and</p> <p>(c) the contingency provision was estimated according to the Government's established risk analysis procedures. The order of contingency was about 10% (similar to other public works projects of similar nature), which had been budgeted to cover any additional costs caused by unforeseen circumstances.</p>	
013947-014409	Chairman Mr YIU Si-wing Administration WKCD	<p>Mr YIU asked about:</p> <p>(a) whether WKCD was required to share the construction costs of the proposed remaining works of IB which was essential for supporting the topside developments in WKCD, and whether the revenue generated from such topside developments would be used to subsidize the construction costs of the IB project; and</p> <p>(b) whether the Administration and/or WKCD would be responsible for the recurrent expenses on the operation and maintenance of IB.</p> <p>The Administration advised that:</p> <p>(a) IB was an integral component of the Foster + Partners' conceptual plan which formed the basis of the Development Plan of WKCD as well as an essential feature to meet the statutory minimum requirement of providing 23 hectares of public open space in WKCD as specified in the South West Kowloon Outline Zoning Plan. The Government had undertaken to fully fund the capital works of the main IB (including the foundation, essential basement structure, underground road and associated works) as general enabling works to facilitate the development of WKCD, whereas WKCD was responsible for the development of their facilities, such as car parks inside IB; and</p> <p>(b) apart from the underground road and associated works in IB which were public facilities owned and maintained by the Government, WKCD would be responsible for the operation of IB and the operation and maintenance expenses.</p>	

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		<p>WKCD added that under the enhanced financial arrangement for WKCD, the Government had the right to share the income generated from the hotel/office/residential ("HOR") developments in WKCD upon the expiry of the Build-Operate-Transfer ("BOT") period.</p>	
014410-015109	Chairman Dr Helena WONG Administration	<p>Dr WONG enquired about:</p> <ul style="list-style-type: none"> (a) a detailed breakdown of the estimated cost of the proposed remaining works of IB, including WKCD's in-house management cost; (b) whether IB had been developed through BOT; and (c) the role and responsibilities of the relevant government bureaux/departments and WKCD in monitoring the relevant works of IB. <p>The Administration responded that:</p> <ul style="list-style-type: none"> (a) as shown in the cost breakdown provided in the powerpoint presentation [LC Paper No. CB(1)460/18-19(02)], the estimated costs of the foundation, essential basement structure and underground road were respectively about 35%, 55% and 10% of the total sum of \$14 billion, and the in-house management cost to be reimbursed to WKCD would be capped at about \$350 million. Detailed cost breakdown would be provided in the funding proposal to be submitted to PWSC; (b) IB had not been developed through BOT. In view of the exceptionally high degree of integration among the various facilities in IB and the critical interfacing issues, the Administration would entrust to WKCD the proposed works to be carried out concurrently with the implementation of WKCD's facilities in Zone 2A and Zone 2BC. WKCD would be reimbursed for the actual costs incurred for the management, supervision, design and construction of the proposed works provided by their consultants and contractors, and separately for their actual in-house management cost incurred; and 	

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		<p>(c) the Administration had established a system to monitor the works entrusted to WKCD, viz. conducting meetings at various levels with WKCD, conducting regular and surprise site inspections on the works progress and quality by the dedicated team of the Civil Engineering and Development Department ("CEDD").</p> <p>Expressing disappointment that the project cost breakdown was not given in the Administration's paper, Dr WONG requested a written response from the Administration on her enquiry in (c) above.</p>	Administration (paragraph 4(b) of the minutes refer)
015110-015631	Chairman Mr Tony TSE Administration WKCD	<p>Mr TSE suggested that an independent professional consultant should be employed to check and ensure the quality, progress and cost control of the relevant works, and he asked about:</p> <p>(a) the latest works progress and expenditure positions of the approved project estimates (including the contingency provisions) of the earlier stages of works of IB; and whether any unused provisions would be retained by WKCD or returned to the Government;</p> <p>(b) the traffic management measures particularly during the peak traffic flow before/after the performances at WKCD venues; and</p> <p>(c) the demarcation of duties and responsibilities among WKCD and private developers of the HOR developments in managing IB in future.</p> <p>WKCD advised that:</p> <p>(a) to speed up crowd dispersal and cater for the demand during peak traffic flow before/after performances, there would be a number of pick-up/drop-off points throughout the district (such as the lay-by areas inside IB and the at-grade lay-by areas on Austin Road West) as well as about 2 200 private cars and 26 coach parking spaces. WKCD was also easily accessible by public transport via the Guangzhou-Shenzhen-Hong Kong Express Rail Link West Kowloon Station, the MTR Kowloon Station and Austin Station; and</p> <p>(b) the approved provisions of around \$6 billion for earlier stages of works of IB were not used up.</p>	

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		<p>The Administration advised that based on the current position, the earlier stages of works of IB could be completed within the approved project estimates. Any unused provisions would be returned to the Treasury.</p>	
015632-020122	Chairman Mr MA Fung-kwok WKCD	<p>Mr MA asked about:</p> <ul style="list-style-type: none"> (a) how the Administration could monitor against lavish expenditure on the proposed remaining works of IB to be entrusted to WKCD; and why there was a difference between the cost estimate given in 2014 (about \$23 billion) and the current cost estimate (about \$23.5 billion) of the whole IB project; (b) how the Administration could ensure that the current design of IB could serve the needs of the topside developments in future; and (c) the number of parking spaces to be provided in WKCD. <p>WKCD responded that:</p> <ul style="list-style-type: none"> (a) multiple layers of verification had been taken to ensure proper spending of the funding provisions. For instance, before submitting the relevant funding proposal to LegCo, detailed design of the proposed project should be completed and independent quantity surveyors should provide a cost estimate of the project, which would be verified by CEDD. CEDD had also appointed an independent consultant to monitor the construction works entrusted to WKCD; and (b) there would be about 2 200 parking spaces for private cars, including 1 300 in IBZ2, in WKCD. <p>Extension of meeting for 15 minutes</p>	
020123-020512	Chairman Mr Holden CHOW Administration	<p>Mr CHOW asked if the Administration could regularly report to the Joint Subcommittee on the progress and expenditure position of the IB project and the topside development projects to give early alert of any potential overspending.</p> <p>The Administration advised that:</p>	

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		<p>(a) it had all along kept members abreast of the development progress of the WKCD project at meetings of the Joint Subcommittee; and</p> <p>(b) it had adopted a multi-tier approach to monitor the progress of the WKCD projects (e.g. Project Manager (HAB) was HAB's standing representative in the Development Committee under the WKCDA Board). WKCDA was also required to report progress of the entrusted works at various regular meetings. Under the entrustment agreement of the Government and WKCDA, for any damages that were recovered by WKCDA from the contractor due to delay of entrusted works, WKCDA should pay such damages to the Government for the delay to safeguard the Government's interest.</p>	
020513-021352	Chairman Mr CHAN Chi-chuen Administration	<p>Mr CHAN opined that the Administration's paper had not provided the necessary project cost breakdown of the proposed remaining works and an overall picture of the funding position of the whole IB project to facilitate members' consideration of the funding proposal for the proposed works. He requested the Administration to provide, in the funding proposal to be submitted to PWSC:</p> <p>(a) a detailed breakdown of the estimated cost of the proposed remaining works of IB for WKCD, including, among others, the consultants' fees and WKCDA's in-house management cost; and</p> <p>(b) a table setting out the major scope of works, site area, latest works progress and construction costs approved so far of the respective stages of works of IB for WKCD.</p> <p>Mr CHAN wondered while WKCDA would give priority to deliver the Music Centre, why the Centre could not be completed until around 2027/2028.</p> <p>The Administration responded that:</p> <p>(a) a rough cost estimate (i.e. about \$23 billion) was provided in 2014 to give an overall idea on the cost for the whole IB project. Subsequent funding approvals were sought from FC for the earlier stages of works, totalling about \$6 billion. Based on the latest design of the remaining</p>	Administration (paragraph 4(a) of the minutes refer)

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		<p>works of IB and by making reference to the construction costs of IB in Zones 3A and 3B with similar conditions as IBZ2, the Administration was able to provide a more precise cost estimate of about \$17.5 billion for the remaining works of IB. Taking into account this latest estimate, the cost estimate for the IB project would be revised to about \$23.5 billion, which was considered reasonable given the vast size of IB and the long construction period; and</p> <p>(b) as road accessibility was a pre-requisite for issuing the Occupation Permit for a building, the Music Centre could only be completed by around 2027/2028 the earliest to dovetail with the development schedule of IBZ2, the last phase of which (including underground road) was expected to be completed in 2027.</p>	
021353-021628	Chairman Administration	<p>The Chairman suggested that the Administration/WKCDA should consider making fuller use of the underground space of IB for some other purposes, such as shops, exhibition areas, small performance venues, etc.</p> <p>The Administration/WKCDA took note of the Chairman's suggestion.</p>	
Agenda Item III – Any other business			
021629-021707	Chairman	Date of the next meeting and items for discussion	